

Mr. Tribus
Miss Koerner

May 21, 1948

The attached correspondence was received this morning from Mrs. Ruth Bronson and is the matter which will be referred to by the two representatives who are meeting in your office this afternoon at 4:15 P.M. from Washington, D.C. about which Mrs. Bronson phoned yesterday. I do not recall having seen the April 25th letter attached. The only such instance that came up recently was the case of Mrs. Warren in Haines about which Dr. Jackman conferred with you and Miss Gladfelter. Dr. Jackman wrote to Mr. Cyrus E. Peck, our lay-worker at Klukwan who wrote us about this situation, on March 8th a copy of which was given to Miss Gladfelter and sent to our minister at Haines, the Rev. Kenneth F. Fox.

We are forwarding a copy of Mrs. Bronson's letters on to Dr. Jackman in Seattle inasmuch as he plans to be in Haines, Alaska on June 8th and 9th with the Seminar group. We shall appreciate a report on your conference this afternoon with these two representatives from Washington, D.C. if you think this information would be valuable to Dr. Jackman inasmuch as he will be in Haines next month.

Unit of Work in Alaska
per

FK
2 attachments.

JAMES C. RYAN
COMMISSIONER OF EDUCATION

E. C. ROBINSON
DEPUTY COMMISSIONER OF
EDUCATION

DOROTHY NOVATNEY
EDUCATION SUPERVISOR

OFFICE OF
COMMISSIONER OF EDUCATION
TERRITORY OF ALASKA
JUNEAU, ALASKA

April 19, 1948

Mr. Fred Sheldon, President
Haines School Board
Haines, Alaska

Dear Mr. Sheldon:

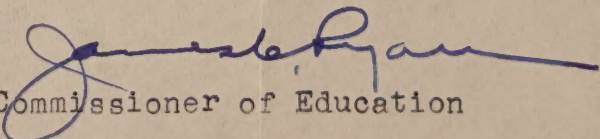
This is in response to your request for information regarding the size of a school site.

Although authorities differ as to the exact acreage for a suitable school site, five to seven acres is generally considered the minimum size for efficient operation. A plot of seven acres gives ample room for buildings, playground, landscaping and parking area. In a combination elementary and secondary school, such as Haines, where children of all ages and size use the same playground, an area of seven acres should be considered minimum. The present school site, 155 ft. by 300 ft., is far too small for efficient operation.

It is suggested that the City Council or the School Board attempt to secure enough additional land lying adjacent to the present school plot to make a school site of not less than five to seven acres. This will give ample space for a suitable playground and a site for future buildings.

I feel confident that if proper representation is made to the Presbyterian Church, the area needed for a proper school site can be secured. Currently about 40% of the children in the Haines school are from the Haines House. These children are being provided with school services and facilities by the City of Haines and the Territory at no cost to the Haines House or the Church. For this reason, I feel confident that the Presbyterian Church will be glad to cooperate with the City, if the need for additional playground space is properly presented to the governing board.

Yours very truly,


Commissioner of Education

JCR:aw

Law
MS
B
R. Tribus
Miss Gladfelter

Prop.
Haines

April 19, 1948

Since you have in your office all of the facts relative to the Army's lease of some of our Haines House property, we are turning over for you to handle the attached letter from Louis S. Crane, the fiscal officer.

Katharine E. Gladfelter

KEG:ah
Att.

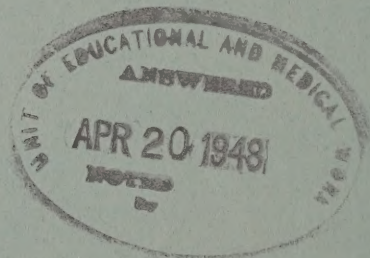
INTER-OFFICE CORRESPONDENCE
BOARD OF NATIONAL MISSIONS

TO Miss Gladfelter
FROM Miss Dawson
RE: Haines, Alaska - Insurance

DATE Apr. 19, 1948

I discussed with Mr. Tribus your memorandum of the 16th with reference to insurance on the barn and silo, and contents of Haines House, and Mr. Tribus has approved of your recommendation. Therefore, I am arranging for the insurance as of April 15th -- \$4,000 on barn and silo, and \$1900 on contents.

Helen Dawson



2000
73
80 pc
Prof
Haines

April 20, 1948

VIA AIR MAIL

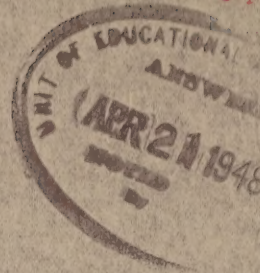
My dear Miss Miller:

You will breathe easier, as all of us in this Unit, over word from Mr. Tribus' office that on our insistence, the barn and silo at Haines House were insured for \$4,000 as of April 15 and the contents for \$1,900.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Unit of Educational
and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska
KEG:ebm



P. W. Haines

April 20, 1948.

File: GLDFB

Mr. Louis S. Crane, Fiscal Officer,
Department of the Army,
Corps of Engineers,
Great Lakes Division,
1660 E. Hyde Park Blvd.,
Chicago 15, Ill.

Lease No. W-3416-Eng-1435
dated July 1, 1943 for 98,000
sq. ft. of land out of U.S.
Survey No. 735, Chilkoot Barracks,
Haines, Alaska.

Dear Sir:

In answer to your letter of April 8th with reference to the above captioned lease, please be advised that our records indicate that the Government owes this institution about \$1.09 covering the rental for period July 1, 1945 to July 31, 1946, at which time the premises described in the lease were acquired by the Government thru condemnation proceedings.

Very truly yours,

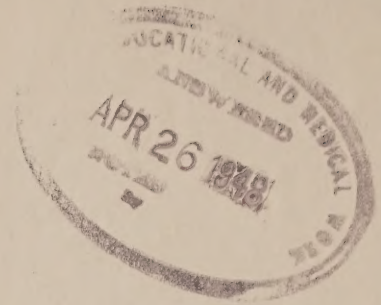
L. H. H.
Lucien H. Hibus
Legal Counsel

LHT/MT

HAINES COMMON COUNCIL

HAINES, ALASKA

April 22, 1948



Katharine E. Gladfelter
Board of National Missions
156 Fifth Avenue
New York 10, New York

Dear Miss Gladfelter:

The School Board of Haines is writing you the reasons that the School Board and Town of Haines have requested more land from the Presbyterian Board of National Missions.

At the meeting of the Haines Common Council, April 20, the letter of the School Board was read. The following endorsement was made and unanimously approved.

Realizing that the Haines Public School is the centralized school for this area, the Haines Common Council hereby passes a resolution endorsing the request of the Haines School Board as a very urgent need.

I am also enclosing a letter written by Dr. James C. Ryan, Commissioner of Education, Juneau, Alaska, to Mr. Fred Sheldon, President of the Haines School Board. Dr. Ryan has stated clearly our need and additional reasons for our request.

Yours very truly,

A handwritten signature in blue ink that reads 'Ira M. Powell.' The signature is written in a cursive style and is positioned above a horizontal line.

Ira M. Powell, Mayor

165
162
Saw

Mr. Tribus
Florence M. Goddard

Pres
Haines

April 23, 1948

With this we are sending you three copies of the survey of the Haines House property. The large scale survey and blueprint show the locations of the existing buildings as requested in Miss Gladfelter's conference with you several weeks ago. We believe you already have a blueprint of the small scale survey.

Assistant in the Unit
Educational and Medical Work

FMG:lhc
Attached (3)

TRUE COPY OF
TERRITORY OF ALASKA
OFFICE OF
ATTORNEY GENERAL
JUNEAU

APRIL 23, 1948

BOARD OF NATIONAL MISSIONS
OF THE PRESBYTERIAN CHURCH
156 FIFTH AVENUE
NEW YORK 10, N. Y.

GENTLEMEN:

AMONG THE EFFECTS OF MR. BENEDICT WAICZUNAS, WHO DIED AT THE PIONEERS HOME IN SITKA, ALASKA, ON NOVEMBER 4, 1947, WAS YOUR CHECK NO. 93740 IN THE SUM OF \$50.00 COVERING RENTAL OF PROPERTY BELONGING TO MR. WAICZUNAS NEAR HAINES, ALASKA, FOR THE YEAR 1947. SAID CHECK IS MADE PAYABLE TO MR. WAICZUNAS.

PROBATE OF MR. WAICZUNAS ESTATE HAS NOW BEEN COMMENCED, AND THE UNDERSIGNED WAS APPOINTED ADMINISTRATRIX OF SAID ESTATE, LETTERS OF ADMINISTRATION BEING ISSUED TO HER UNDER DATE OF APRIL 19, 1948. IT WOULD BE APPRECIATED IF* YOU WOULD FORWARD A NEW CHECK TO REPLACE THE ENCLOSED CHECK FOR THE 1947 RENTAL. SAID CHECK SHOULD BE MADE PAYABLE TO THE "ESTATE OF BENEDICT WAICZUNAS," DECEASED AND FORWARDED TO THE UNDERSIGNED. SINCE THE PROPERTY WILL BE FOR SALE, IT WILL NOT BE POSSIBLE TO ARRANGE ANOTHER RENTAL. IF YOU HAVE ANY INTEREST IN PURCHASING SAME, WE WOULD LIKE TO HEAR FROM YOU. IN THE MEANTIME, AN EARLY RECEIPT OF A NEW CHECK TO REPLACE THE ENCLOSED ONE WILL BE APPRECIATED.

orig. letter it

VERY TRULY YOURS,

MARTHA WENDLING

CHIEF CLERK, OFFICE ATTORNEY GENERAL
ADMINISTRATRIX OF THE ESTATE OF
BENEDICT WAICZUNAS, DECEASED

MAY 21 1948

COPY

4-25-1948

Dr. J. Earl Jackman,
In charge of Alaskan Work,
Board of National Missions of the Presbyterian Church,
156 Fifth Avenue, New York 10, N.Y.

My dear Dr. Jackman:

We have just recently had a letter appealing for help for Paul Phillips, an Indian man who has his home on the Presbyterian Missions property at Haines. Here are the circumstances as explained to me. Mr. Phillips' grandmother had a home on a small lot located in the Haines Mission grounds in Haines at least since January 1917. As we were told, the land all originally belonged to the Haines native people and a part of their land was transferred to the Mission in order to assist in the education of the Indian people. Since the Mission has owned this property they have assured the Haines Indian people they would always be welcome to live there and to cut their wood. When Mr. Phillips' grandmother moved away, sometime in the 30's, her house continued to be used by Paul Phillip's relatives until he returned from school in 1933 and began to occupy it himself. He continued to occupy the property from that date to the present and paid rental on the lease which is now paid up until 1952. Mr. Phillips, his wife and five children use the house the year round.

Early in 1947 Mrs. Phillips was told by Miss Miller, the Superintendent of the Mission, that they wanted the Phillips family to move. At the time Mr. Phillips was confined in the Mount Edgcombe Sanatorium, undergoing treatment for tuberculosis. Nevertheless, in spite of this, the family was asked to move immediately. When Mr. Phillips returned home in October 1947, he looked up his rent receipt and showed the Mission administrator that he has paid the rent on his place until 1952. However, he is afraid the Mission authorities are going to continue to try to make the Phillips family move off the grounds. He reports that a similar threat has been made to his cousin who also has a house on the grounds. As far as they both know, the Mission has no good reason for taking such action, since they assert they have always tried to be considerate and correct in manner.

I am appealing to you in case this action has been taken by an over-zealous or misguided administrator or local director in Haines. I know that the Presbyterian Church is too powerful and too rich to need to gain such small financial advantage at the hands of a helpless family, and that you will want to see that these people are dealt with fairly and even generously. I know that our great church, of which I am proud to be a member, will not want to see these people harmed, and that even though the Church might have a legal right to evict this family, it will not want to do so at the expense of the goodwill of the people whom the Church has gone there to serve. When I was in Haines more than a year ago the feeling of the Indian people there, even then, was one of puzzled resentment over this whole land situation. Whatever the legal aspects of the case may be, I am confident our Board will not want to be unfair, or to take on even faintly the color of those other rapacious elements in and about Alaska now so busy trying to take Indian assets away from them.

As Director of the work for Alaska, won't you look into this situation, and if this matter does not fall within your jurisdiction, won't you follow it through with the proper person and let me know what can be done to protect the interests of this family?

Sincerely yours,

Ruth M. Bronson, Secretary
National Congress of American Indians.

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April 26, 1948
(Dict. 4/23/48)

VIA AIR MAIL

My dear Miss Miller:

Your letter of April 19 has come just as I am about to leave the office for a short field trip so I am hastening to acknowledge it and assure you that the original drawings of the two new surveys together with several copies of the large map, have all arrived safely. We are very glad to have these surveys and think that we were most fortunate to have someone available like Mr. Muncaster who had the technical skills and at the same time such a keen interest in our work that he has kept costs to a minimum. We appreciate this very much and shall be happy to have you add our thanks to those which we know you have already expressed.

For the time being we are charging the bill for \$400 to Suspense. We may be able to secure a repair grant for this but if not can charge the cost against the sum received from the Government in the condemnation proceedings. We shall let you know a little later what the final decision is. We will probably want to wait in any case until we have the bill for the additional \$50 for the steel posts.

We had heard that the Tank Farm has been withdrawn from Surplus Property and taken back by the Army but have had no word about the Warehouse Area. Relative to Mr. Nelson's triangle, I am hoping personally that we can clear this up in the June Board meeting though I did not go quite so far in writing him, as you saw from the copy of a letter sent you recently.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Unit of Educational
and Medical Work

Miss Isabel Miller

Haines House

Haines, Alaska

KEG:ebm

Dictated by Miss Gladfelter

but signed in her absence

P.S. - The new Alaskan picture was shown in the Board dinner last night and you should have heard my gasp of recognition when your head came in sight. The sun was shining on it and your hair looks the loveliest red-gold. There are several cunning pictures of the children in the film, one showing Petey taking what seems to be castor oil and the other showing Miss Fisher giving some of the little boys their Saturday night baths.

KEG

2011
1948

April 26, 1948

My dear Miss Miller:

The Treasurer's Office has just received a letter from the Chief Clerk of the Territory of Alaska in regard to the rental of the property at 18 Mile which formerly belonged to Mr. Waiczumas. For your information we are sending you a copy of this letter. The Treasury is, of course, sending another check to replace the one which was returned.

Since the property has not yet been sold, and is not now available for rental, we fear that you will not be able to have the use of it this summer. We are wondering whether there is any other place which would be available or whether Mr. Nowell has been able to clear more of our own land to provide for the necessary crops.

Very sincerely yours,

Assistant in the Unit
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska
FMG:lhc
Enc.

April 27, 1948

My dear Miss Miller:

Miss Gladfelter handed me the copy of Mr. Muncaster's bill for surveying which she said would be charged to the Suspense Account. Since this is only a copy, however, we shall have to hold up the payment until you can send us the original bill. I note by your letter that you held it up because you did not have an Unpaid Bill blank on which to list it. Another time you might send the bill on and we could take care of the listing on the proper blank.

Under separate cover we are sending you a supply of these blanks to last you until July when the year's supply will be sent.

Very sincerely yours,

Assistant in the Unit
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska
FMG:lhc

SAID
April 27, 1948

100.00

Erik Oslund

Paid
Haines
Haines, Alaska

Haines Building Fund
Property Rental and Damage Account

Rental on land leased for oil storage
1 year May 1, 1948 - May 1, 1949

182
97
April 27, 1948

VIA AIR MAIL

My dear Mayor Powell:

Your letter of April 22 to Miss Gladfelter, together with the letters from Mr. Sheldon and Dr. Ryan, has arrived during Miss Gladfelter's absence from the office on a field trip. It will be very helpful to the Committee and to the Board, in considering the request from the School Board and Town of Haines for more land for the school, to have the reasons for this need as set forth in these letters. Miss Gladfelter will refer this information to the Committee upon her return to the office.

Very sincerely yours,

Lillian A. Windham
Assistant Secretary, Unit of
Educational and Medical Work

Honorable Ira M. Powell
Mayor of the City of Haines
Haines, Alaska
LAW:ebm

100
1947

Mr. Tribus

Pag.
Haines

Florence M. Goddard

April 28, 1948

This is to advise you that we have received from Mr. Erik Oslund a check for \$100.00 covering the rental of the land at Haines, Alaska, leased to him for a five year period. This amount covers the rental for the year beginning May 1, 1948 and ending May 1, 1949.

Assistant in the Unit
Educational and Medical Work

FMG:lhc

3
2011

April 30, 1948

UNITED STATES DEPARTMENT OF
EDUCATION
MAY 6 1948

Re: Estate of Benedict Waiczunas, Dec'd

Martha Wendling, Chief Clerk,
Office Attorney General,
Juneau, Alaska.

Dear Madam:

This will acknowledge receipt of your letter of April 23rd returning to us for cancellation our check No. 93740, in the sum of \$50.00, payable to Benedict Waiczunas, covering rental of property belonging to him at 18 Mile, Alaska, for 1947.

As requested, we enclose in its place check No. 38408 for \$50.00, made payable to the Estate of Benedict Waiczunas, Deceased.

We may possibly be interested in purchasing the property in question and understand that Isabel Miller, Executive of Haines House, Haines, Alaska has been in touch with your department regarding the matter.

Very truly yours,

Lucien H. Tribus
Legal Counsel

C.C. to Isabel Miller,
Haines House,
Haines, Alaska

Encl. Ck. #38408

LHT/MT

3 and 1/2 in all

Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the

Presbyterian Church in the United States of America

Isabel Miller, Executive

Prob H
EDUCATIONAL AND BUREAU
ANSWERED
MAY 5 1948
MAY 1, 1948

Miss Florence M. Goddard
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Goddard:

Earlier today I wrote a letter which mentioned this Muncaster bill and my shortage of Unpaid Bill blanks, and a few minutes after it was mailed, your letter came telling me that it could be sent in this fashion. So since they may be leaving soon for the interior of Canada where they will be out of touch with the mail, I am glad to use this method to speed payment.

Yes, we can get this second sheets from Sears, Roebuck all right so you need not send them. I thought possibly your source of supply was cheaper.

Very sincerely yours,

Isabel Miller

Isabel Miller

Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the

Presbyterian Church in the United States of America

Isabel Miller, Executive

May 1, 1948

Miss Florence M. Goddard
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Goddard:

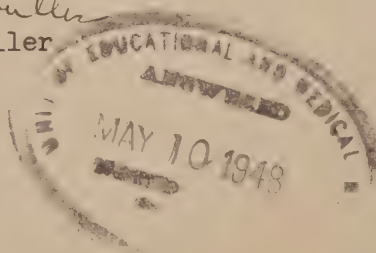
Thank you for the letter about
the Waiczumas estate.

I am sorry that we shall probably not be able to use that land this summer, and I do not know of any other just now that we can rent, but we plan to use what we have as intensively as possible. We have not yet been able to clear anymore of our own due to the drainage problems that we face. We have finally made what we hope is a real start on them. The Territorial Highway Engineer was here this week, and gave me good advice on how to approach the Alaska Road Commission for help in draining our land and incidentally a long stretch of their road right-of-way. Mr. Muncaster is indicating the proper placement of the ditch on our new map, and I hope to go down to Juneau when the Princeton-Hall returns tomorrow to see the head of the Road Commission, and people in other offices there.

I sent an S.O. S. some time ago for UPPAID BILL slips. Please check to see if they have been sent, so I can send Mr. Muncaster's bill, and others in for payment.

Very sincerely yours,

Isabel Miller
Isabel Miller



*sent 4/28
jm.*

195
1948
May 10, 1948

My dear Miss Miller:

Your letter of May 1 in regard to the farm land previously rented from Benedict Waiczunas has been received and we are noting the fact that you will not be able to have the use of this land this summer. We are interested to know that the Territorial Highway Engineer has recently given you advice on how to approach the Alaska Road Commission for help in draining your land in order to make additional land available for farm use. We hope that you will be successful and shall be interested in your further report on the subject.

Very sincerely yours,

Assistant in the Unit
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska
FMG:lhc

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178
Mr. Tribus

Florence M. Goddard

9/11/48
Haines
May 10, 1948

In a recent letter from Miss Isabel Miller in regard to the farm land formerly rented from Benedict Waiczumas, she mentions the fact that while she is sorry not to have the use of this land this summer, she has secured some advice recently from the Territorial Highway Engineer concerning the draining of our land and she hopes that they will be able to make more land available for farm purposes. I think this answers the question raised by the executor of the Waiczumas Estate as to the possibility of our being interested in purchasing that property. I am sure that Miss Miller would not recommend this nor would Miss Gladfelter feel that we should invest in any more property at Haines.

Assistant in the Unit
Educational and Medical Work

FMG:lhc

DR. JACKMAN
Miss Gladfelter
Haines, Alaska Property

May 11, 1948

I am attaching for your information and that of the Alaska Sub-Committee copies of the following materials:

1. Memo to Mr. Tribus relative to the Haines House property. Note especially the Problems for Study on his visit in early June.
2. Digest of correspondence since May 26, 1947 relative to Haines property.
3. Copy of new survey just completed.

Katharine E. Gladfelter

DR. JACKMAN
Miss Gladfelter
Haines, Alaska Property

May 11, 1948

I am attaching for your information and that of the Alaska Sub-Committee copies of the following materials:

1. Memo to Mr. Tribus relative to the Haines House property. Note especially the Problems for Study on his visit in early June.
2. Digest of correspondence since May 26, 1947 relative to Haines property.
3. Copy of new survey just completed.

Katharine E. Gladfelter

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N.Y.

Direct of Correspondence re
Haines House Property

May 12, 1948

EXTENSION OF THIRD AVENUE, WITHIN MAIN ST., SALE 1/48

Date of
Copy to
Mr. Tribus

Mayor of Haines, 5/26/47
Leonard King

- (1) Request strip 20 ft. wide along Main St from church to city limits.
- (2) That frontage along Main St. be divided in lots.
- (3) That right of way be granted to extend 3rd. Ave to Haines Cut Off.

5/18

Reply: 6/13/47 Board on 6/12 acted to approve extension of 3rd. Ave from Haines Cutoff to Main St. Can't answer (1)&(2) until Alaska Advance Program Committee reports.

5/18

Chilkat Trading Co., Inc.
by Forest H. Young 2/23/48

Sends plan for extension of 3rd. Ave showing longer extension than originally requested and approved.

3/4/48

Reply: Memo to Mr. Tribus 3/4/48 suggests point out to Young discrepancy. Tribus ltr 3/8 does so.

Miller 3/8/48 says she and Fox think Bd. should not grant further extension unless other families so request.

5/18

TERRITORIAL SCHOOL PROPERTY

Isabel Miller 1/10/48

*Original tract and
adjoining lot
of mine
size has
been donated
to the city*

Orig. Terr. School deed lost, will petition new one. New shop bldg. because of fire reg- 1/10/48
ulations placed on our prop. 100 ft from classy Miller
bldg. Hope to get deed for add'l land.

Reply: 1/23/48 acknowledges receipt of above.

1/23/48

Clara Carson 1/10/48

City Clerk, Haines Common Council. Council de- by LAW
sires to add about 5 acres to school prop. be-
cause of shop bldg. & fire regs. Map to show
area desired.

5/18

Reply: 2/9/48 Request will be referred to Comm.
Miss Miller 2/9/48 asks judgment on request.

5/18

Isabel Miller 3/9/48

Sends maps and pictures. Indicates smaller
tract she favors.

5/18

Reply: 3/18/48 asks why shop so far from school,
size of present school tract, why does school
need so much add'l land?

5/18

Isabel Miller 3/27/48
3/29/48

Present school plot is 300ft. x 155ft. Fire
insurance requires 100ft dist. for shop. New
Council after May 6 will answer rest.

5/18

Ira Powell, Mayor
of Haines 4/22/48

Sets forth reas. for request add'l land. Enos.
ltr of school board 4/14 & Comm. of Bd 4/19.

5/18

Reply: 4/27/48 L.A.W. acknowledged.

5/18

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N.Y.

May 12, 1948

Digest of Correspondence re
Haines House Property-page 2

MISCELLANEOUS REQUESTS FOR PLOTS

Date of
Copy to
Mr. Tribus
Exerp. by
Memo 10/17

Isabel Miller 10/7/47

Nelson and Oslund eager to buy land they are leasing.

Reply: None.

Isabel Miller 11/24/47

Oslund and Nelson want to lease a plot across road from their tanks. Man from Vets Co-op interested in same plot.

Reply: Copy of 12/8/47 ltr to Nelson

5/18

Alton Nelson 11/18/47

Wants to buy approx 2 acres (map encl) west of Cut Off & between it and South line of Mission property across from plot now under lease.

Reply: 12/8/47 no decision till after Mr. Tribus visit in spring.

Exerp. by
Memo 12/8

5/18

Isabel Miller 10/11/47

Reports desire of Chamber of Commerce to buy lot on Main St opp. theater for \$500.

Reply: Copy of reply to C. of C. 11/4/47.

10/24

Chamber of Commerce,
A.W. Machin, Secy 10/18/47

Offers \$400. for lot, 50ft frontage on Main St opp theater. Thereby hope to deflate real estate prices.

Reply: 11/4/47 no decision till after Mr. Tribus visit in spring.

10/28

5/18

Robert C. Coleman 2/17/48

Offers \$500. for 50ft wide lot facing Main St.

Reply: No decision till after Tribus visit in spring 2/25/48.

5/18

5/18

Forest H. Young, Jr 2/2/48

Wants to purchase or lease 50 x 140ft lot fronting on proposed ext. of 3rd Ave (map enclosed)

Reply: 2/24/48 No decision till after Mr. Tribus visit in spring.

2/2 &
2/24

Chilkat Trading Co 2/23/48

Wish to purchase or long term lease or easement for sewer line. (Point of land between Fort Chilkoot line and Cut Off about 8 acres.)

Reply: 3/14/48 Memo to Tribus suggests reply "no decision till after visit in spring"

2/23

Isabel Miller 3/9/48

Men's Club wish to buy lot where 3rd joins Cut Off.

Reply: 3/18/48 decision after T. visit.

5/18

5/18

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N.Y.

May 12, 1948

Digest of Correspondence re
Haines House Property - page 3.

Date of
Copy to
Mr. Tribus

MISCELLANEOUS REQUESTS FOR PLATS (Con't)

Isabel Miller 3/22/48

Reports rumor that Alaska Comm. System
may want land for a bldg site.

Reply: 3/29/48 No definite approach received.

5/18

5/18

Alton Nelson 4/17/48

Desires buy 1/3 acre now being leased, for
\$1,000.

Reply: 4/22/48 Favorable to proposal but no
decision till after Tribus visit.

5/18

5/18

C

*This prop.
was sold to
Mr. Nelson*

WATERFRONT PROPERTY

Isabel Miller 2/11/48

News clip re Freight Express Corp plan to
build barge terminal.

Reply: 2/20/48 Asked Tribus to investigate with
Bartlett.

2/20

Alaska Trans Co. by
S.J. Swanson 2/17/48

Reaffirm interest in waterfront prop and
quote news report that Army will condemn
100 acres on waterfront.

Reply: 2/20 Have record of ATC interest; no
info on condemnation report.

2/20

Isabel Miller 3/9/48

Rumor that Post has a plan for barge ter-
minal but not on Mission prop.

Reply: None.

3/17

TANK FARMS

Isabel Miller 4/19/48

Tank Farms withdrawn from surplus and re-
possessed by Army.

Reply: 4/23/48.

5/18

5/18

Y

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

May 12, 1948

From Miss Gladfelter's Field

Notes - Haines Alaska

Meeting with City Council, May 16, 1947

Present: Mr. Leonard King, Mayor (Runs restaurant. Schoolmate Bartlett.)
Sergeant Robert Waff (Alaska Communication System)
Mr. Day (Wife native; daughter June at Sheldon Jackson. Bearded;
jack of all trades.)
Mr. John Willard (Indian. Said nothing)
Mr. Harry Ellengen (Runs bar. Thoughtful; knows construction.)
Mr. E. F. Schombel (Private power plant; aggressive, did most of
talking)

Also present: Mr. Fox, Miss Miller, K.R.C.

Mr. Schombel, aggressive and tactless, (runs Haines private power plant),
was the spokesman for the group. The Council presented the three requests
made to Dr. Jackman, namely:

1. Opening a cross street from the Cut Off to Main St. (They prefer
Second Ave. but would settle for Third.)
2. Widening Main St by 20 ft. on the Board's side from the Church to
the school.
3. Sale of Board property along Main St. to increase taxable sources
for town.

I found out the following facts during our discussion:

1. The town is now taxing almost up to the limits under the law for
general tax purposes and has no money in the Treasury. I.E. when I asked
whether they had funds to put through Third Ave and widen Main St the answer
was "no", that funds would have to be raised, perhaps by a bond issue.
2. The existence of non-taxable Indian and Board owned property in the
city limits is a real source of irritation. Mr. King, the Mayor, pointed
out on a map a large area of non-taxable Indian property on the waterfront.
He said that Bartlett has recently introduced a bill in Congress to give
deeds to Indians for tracts on which houses are located and that if this
is passed, the Town can tax such property. This gives no immediate relief
however.

3. There has been some discussion in the Council of a zoning law for
Haines and Mr. King is securing copies of ordinances elsewhere. The Council
argued that such a law, if passed, would protect the Board if property were
sold.

I explained to the Council that the Board would not consider a verbal
request (they proposed that I take one back) and that they must put their
proposals in writing. (When I saw Mr. King two days later he said he was
working on a letter to E.R.V. whose name I had given them.)

I also said that their first and second requests seemed reasonable for
town improvement but that with respect to the sale of property the Board was
not inclined to make such sales at present while it was studying all of its
work and felt that the future was uncertain. This drew fire immediately
and the Board was accused (by Mr. Schombel) of speculating. I said we were
not, but that we had a sizable investment in Haines House, needed money for

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

Page 2

From Miss Gladfelter's Field

May 12, 1948

Notes

major improvements but had no building funds, and naturally did not want to sell land now only to have the buyer resell at a larger profit, if Haines develops. I asked how they could assure the Board that prospective buyers would not be speculators. This stumped them and they said they could not so guarantee; some one, I think Mr. King, said there could be restrictive clauses in the leases.

Miss Miller brought up the question of drainage. The land along Main St. is high with quite a slope down on to our property. If this land were sold and business buildings erected we would have to be protected on drainage.

I pointed out, too, the complication on the Church. The present building is not adequate. We might wish to relocate elsewhere on the property yet are not now in a position to say where. (Mr. Fox said later that if Third Ave. goes through he thought a site between the Cut Off and Main St on Third Ave. should be reserved as this would be easily accessible both to the Post and to Haines.)

I inquired about present values in Haines. Mr. Ellengen (whom Miss Miller and Mr. Fox think good, only he runs the bar and is the person Mr. Knudsen fought to prevent the opening of a new bar almost across from the Church-- the building is completed but empty) gave the following estimates:

Lot 50ft x 100ft, \$1000.

Corner lot, 50ft x 100ft, \$1200. to 1500.

The others thought these figures too high. I think it was Mr. Fox who told me privately that he thought them generous.

Note: Mr. Schombel registered his interest in land more or less behind the public school. If our property is ever opened up for sale as a sub-division he would like to buy to relocate the power plant.

Y

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N.Y.

Direct of Correspondence re
Haines House Property

May 12, 1948

EXTENSION OF THIRD AVENUE, WINNING MAIN ST., SALE LOTS

Mayor of Haines, 5/26/47
Leonard King

(1) Request strip 20 ft. wide along Main St from church to city limits.

(2) That frontage along Main St. be divided in lots.

(3) That right of way be granted to extend 3rd. Ave to Haines Cut Off.

Reply: 6/13/47 Board on 6/12 acted to approve extension of 3rd. Ave from Haines Cutoff to Main St. Can't answer (1)&(2) until Alaska Advance Program Committee reports.

Chilkat Trading Co., Inc.
by Forest H. Young 2/23/48

Sends plan for extension of 3rd. Ave showing longer extension than originally requested and approved.

Reply: Memo to Mr. Tribus 3/1/48 suggests point out to Young discrepancy. Tribus ltr 3/8 does so.

Miller 3/8/48 says she and Fox think Bd. should not grant further extension unless other families so request.

TERRITORIAL SCHOOL PROPERTY

Isabel Miller 1/10/48

Orig. Terr. School deed lost, will petition new one. New shop bldg. because of fire regulations placed on our prop. 100 ft from classy Miller bldg. Hope to get deed for add'l land.

Reply: 1/23/48 acknowledged receipt of above.

Clara Carson 1/10/48

City Clerk, Haines Common Council. Council deb't LAW sires to add about 5 acres to school prop. because of shop bldg. & fire reg. Map to show area desired.

Reply: 2/9/48 Request will be referred to Com. Miss Miller 2/9/48 asks judgment on request.

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Sends maps and pictures. Indicates smaller tract she favors.

Reply: 3/18/48 asks why shop so far from school, size of present school tract, why does school need so much add'l land?

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3/29/48

Present school plot is 300ft. x 155ft. Fire insurance requires 100ft dist. for shop. New Council after May 6 will answer rest.

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Sets forth reas. for request add'l land. Incs. ltr of school board 4/14 & Com. of Bd 4/19.
Reply: 4/27/48 L.A.W. acknowledged.

Date of
Copy to
Mr. Tribus

5/8

5/8

3/4/48

5/8

1/23/48

5/8

5/8

5/8

5/8

5/8

5/8

5/8

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N. Y.

May 12, 1948

Digest of Correspondence re
Haines House Property-page 2

MISCELLANEOUS REQUESTS FOR PLOTS

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* Isabel Miller 11/2/47	Reply: None. Oslund and Nelson want to lease a plot across road from their tanks. Man from Vets Co-op interested in same plot.	5/18
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Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

May 12, 1948

Digest of Correspondence re
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build barge terminal.

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E.J. Swanson 2/17/48

Reaffirm interest in waterfront prop and
quote news report that Army will condemn
100 acres on waterfront.

Reply: 2/20 Have record of ATC interest; no
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possessed by Army.

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5/18

5/18

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

MEMORANDUM

May 18, 1948

To: Mr. Tribus
From: Miss Gladfelter
Re: Haines, Alaska Property

Attached are the following materials:

1. Digest of all correspondence relative to our mission property in Haines from May 24, 1947 to date.
2. Copies of all letters not sent you previously.
3. Copy of my notes on my meeting with the Haines Town Council May 16, 1948.
4. Inset of a photograph of our property taken from a plane by Mrs. Howell.

For Possible Board Action in June

Of all the requests received this Unit would be willing to consider only two for action at the June Board meeting if Miss Miller and Mr. Fox approve:

1. Request of the Town Council for the deeding of additional land for the school.

We favor deeding at this time just the tract described in Miss Miller's letter of March 9 (see accompanying sketch) and not the entire area requested by the Council.

2. Request of Mr. Nelson to purchase the 1/4 acre he is now leasing provided a fair price can be arrived at. He offered \$1000. so judgment on this offer would have to be secured. The plot he is leasing is a valuable one for business purposes.

Problems for Study

1. Advisability of opening up for sale mission property behind Haines House and between Main St and Haines Cut Off? Questions:
 - (1) How much of this area should be opened up?
 - (2) How much should be held for the use of the Home Is. for small gardens?
 - (3) What plot or plots should be held for a new church?
 - (4) What would fair prices be for Main St. lots, Haines Cut Off lots, and inside lots?
2. Mission property which would need to be cleared, drained, etc. for farm uses if section adjoining home were disposed of? Approximate cost?
3. Type of zoning ordinance Town Council should be asked to enact before Board disposes of any property.

The Council told me verbally in May, 1947 that they were prepared to enact such an ordinance but needed help as to what to include, etc.

Mr. Machin's letter, writing for the Council on Oct 18, 1947 mentioned the need of a building code.

Mathaline E. Gladfelter

cc. Fr. Jackman

* Any price accepted for it would be bound to have implications for sales prices for any other part of our property so it is important that it be fair to him and yet adequate to protect the Board's interests.

MAY 21 1948

COPY

National Congress of American Indians

5-18-1948

Dr. J. Earl Jackman,
Director of Alaska Work
Board of National Missions of the Presbyterian Church
156 Fifth Avenue, New York 10, N.Y.

My dear Dr. Jackman:

I wrote you on the 25th of April relative to a family in Haines, Alaska Philips by name, who was about to be evicted from the Presbyterian Mission grounds. Today I have had no reply, but just this morning we have received another communication relative to this question. I quote the wire in full:

"HOME OWNERS LOCATED ON HAINES MISSION LANDS WHO WERE NOTIFIED TO MOVE THEIR HOMES OFF MISSION PROPERTY ARE ANXIOUS TO KNOW WHAT WILL BE DISPOSITION OF THE LANDS AND THEIR HOMES. CAN THEY HAVE FIRST CHOICE TO BUY LOTS ON WHICH THEIR HOMES ARE LOCATED? MISSION AUTHORITIES UNWILLING NEGOTIATE." signed, Lester Roberts, Secretary A.N.B.

Miss Frances Lopinsky and Miss Rita Singer, attorneys for the National Congress of American Indians, and for the Indians of Haines as members of NCAI are planning to be in New York City on Friday, May 21st, and would like to discuss this whole matter with you. Miss Singer has just recently been in Haines. They will be in New York City on other business, but can find time to see you if you can make an appointment with them for late Friday afternoon. If you can make this near, or even as late as five P.M. it will be helpful. Will you either telephone me, or wire, whether they can see you. My telephone number is Adams 5514.

In case you did not receive it, I am enclosing a copy of my letter of April 25th relative to Paul Phillips.

Sincerely yours,

(signed) Ruth M. Bronson
Secretary

ORIGINAL LETTER GIVEN MR. TRIBUS WITH WHOM 4:15 P.M. appointment was made with reps. for this afternoon (Friday, May 21st) in reference to this matter per telephone conversation with Mrs. Bronson on May 20th with F.Koerner.

FK

typed but not reread by F.Koerner

MEMORANDUM

May 18, 1948

To: Mr. Tribus
From: Miss Gladfelter
Re: Haines, Alaska Property

Attached are the following materials:

1. Digest of all correspondence relative to our mission property in Haines from May 26, 1947 to date.
2. Copies of all letters not sent you previously.
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4. Enlargement of a photograph of our property taken from a plane by Mrs. Nowell.

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Katharine E. Gladfelter

cc. Dr. Jackman

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Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

December 23, 1947

Mr. Donald R. Wilson
Regional Director
War Assets Administration
Anchorage, Alaska

Re: File 602 Chilkoot Barracks

Dear Mr. Wilson:

I enclose a copy of a letter dated December 10, 1947 recently received from Mr. E. L. Bartlett, Delegate to Alaska, who has rendered the Board very valuable assistance in connection with our missionary work throughout the territory.

Recently, over the protests of the Board, the War Department acquired title by condemnation proceedings to two of our Alaskan properties which we have leased to the War Department during the war period. A full description of the action will be found in the District Court for the Territory of Alaska, Division Number One at Juneau, Judgment No. 5583-A. This Board was represented in the action by the firm of Faulkner and Banfield, attorneys of Juneau. The Board was very much opposed to losing its property but apparently nothing could be done to prevent the condemnation suit.

On March 6, 1947, the writer accompanied Delegate Bartlett to the office of Mr. Craig W. Kershaw, who, at the time, was in charge of surplus property for the Department of Interior, Alaska Division. Mr. Kershaw had the record of the Haines matter before him and advised us that there was nothing that we could do to stop the present action. However, he was most cooperative and suggested that when the property was turned over to the War Assets Administration for disposal, the Board could apply for a return of the property for use in its missionary work.

I am now writing to you for the purpose of advising you that we wish to secure a return of our Haines property and will appreciate any suggestions which may help us to further this end.

Very truly yours,

Lucien H. Tribus

Lucien H. Tribus
Legal Counsel

lht/dg
enc.

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

103
January 23, 1948

Re: Haines, Alaska

Hon. E. L. Bartlett
Delegate from Alaska
House of Representatives
Washington, D.C.

Dear Mr. Bartlett:

Immediately upon my return to the office, I was confronted with a letter dated January 13, 1948 which was received here on the 20th from Donald R. Wilson, Regional Director of the War Assets Administration. In order that you may be fully advised, I am enclosing herein a copy of said letter.

You will note that he states in addition to the classification of the property that the Board will have to submit a bid, not as a former owner, but as a member of the general public. It is quite obvious that the plan is to dispose of the property to the WAC for resale to small business. Most probably the Standard Oil or a local oil company already has a deal on to secure the property. This, of course, is officially not known to me but I believe highly probable. Apparently Mr. Kershaw was not correct in his 100% discount statement. In the meantime, I am going to complete the forms enclosed and forward them as suggested.

May I also take this opportunity of thanking you for your very valuable assistance. From the looks of this letter, we are going to continue to need same if we are not to lose this property.

With kind regards, I am

Y
Sincerely yours,

Lucien H. Tribus
Legal Counsel

lht/dg
cc Miss Gladfelter
enc.

2044
3

INTER-OFFICE CORRESPONDENCE
BOARD OF NATIONAL MISSIONS

TO Miss Gladfelter
FROM Mr. Tribus
RE: Haines, Alaska

DATE January 23, 1948

Attached is a letter from Mr. Donald R. Wilson and copy of my reply. Will you kindly return the original letter at your earliest convenience?

L.H.T.

L. H. T.

NATIONAL AND MISSIONS
JAN 23 1948

9
115
Mr. Tribus
Miss Windham

January 23, 1948

*He is in the
the same
the same*

As you know, Miss Gladfelter is in Cuba and so I have read the letter which you sent down from Mr. Donald R. Wilson and am returning it herewith. I will suggest to Miss Gladfelter, however, that she send up for it some time after she returns as I know she will want to read it. It is the kind of letter which weakens one's faith in democracy temporarily, and I am sure it has been as disturbing to you as it was to us.

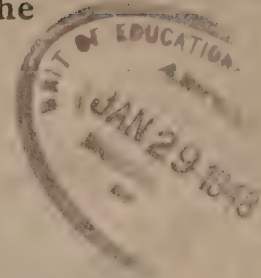
Lillian A. Windham

LAW:jw
Att.

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N.Y.

January 28, 1948



Air Mail

Re: Haines, Alaska property

RAL/RPD

Mr. Donald R. Wilson, Regional Director
War Assets Administration
Post Office Box 2466
Anchorage, Alaska

Dear Mr. Wilson:

I enclose herewith form WAA 1070 in duplicate as requested. Photostatic copy of letter of exemption from the Bureau of Internal Revenue classifying the Board of National Missions as a non-profit institution and a certified copy of our Articles of Incorporation are enclosed. I am sending the last item to you as the questions called for in the aforementioned form do not in full cover the scope of this Board's activities.

The Board is an agency of the Presbyterian Church and an agent of the General Assembly of the Presbyterian Church in the United States of America. This institution was a pioneer in the development of religious education and physical hygiene in the Territory of Alaska. At the time the property was taken by the government at the close of hostilities, there was indication on the part of the authorities that the Board would be allowed to return to its property by reason of the nature of its work.

I trust the enclosed will prove satisfactory and I await your reply.

Very truly yours,

L.H.T.
Lucien H. Tribus
Legal Counsel

lht/dg
encs.

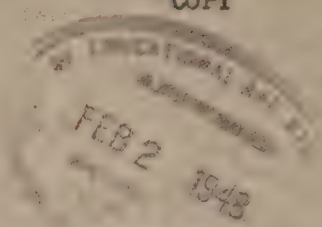
cc to Fallkner & Banfield
Hon. E. L. Bartlett
Miss K. Gladfelter

165
COPY

Miss Gladfelter

COPY

CONGRESS OF THE UNITED STATES
HOUSE OF REPRESENTATIVES
WASHINGTON, D.C.



January 26, 1948

Mr. Lucien H. Tribus
156 Fifth Avenue
New York 10, N.Y.

Dear Mr. Tribus:

I enclose copy of a letter dated January 23 which came in today from Mr. Don R. Wilson, Regional Director of the War Assets Administration in Alaska, together with copy of radiogram from Mr. Wilson, also received today.

I take it that your request for priority consideration with reference to the tank farm area has been definitely rejected and that the Chilkoot veterans are moving with the assistance of the RFC to exercise their priority under the law. I also take it that no declaration of surplus has been made regarding the larger area. Even if the veterans did not act, I note from the letter Mr. Wilson wrote you on January 13, copy of which he also furnished me, that the Board of National Missions would be low on the priority list. I am sorry this is the outcome. Frankly, I simply cannot understand why Congress ever set up the priority system as it did, virtually excluding prior owners from any consideration at all. Especially is this true in view of the fact that so many of those owners surrendered without protest to the government in time of emergency for patriotic motives and received far too little by way of compensation.

I am going to make one further check here with the War Assets Administration, although I assume that the statements of Mr. Wilson are factually correct in every particular.

With very best wishes, I am

Sincerely yours,

/s/ E. L. Bartlett

E. L. Bartlett
Delegate

165
COPY *Letter to Hon. E. L. Bartlett, January 23, 1948* COPY

January 23, 1948

Hon. E. L. Bartlett
Alaskan Delegate
House of Representatives
Washington 25, D.C.

Dear Mr. Bartlett:

This will confirm our wire of this date concerning the availability of the Haines Tank Farm area to the Board of National Missions of the Presbyterian Church.

We have had considerable correspondence with Mr. Lucien H. Tribus, Legal Counsel for the Board of Missions, prior to our receipt of the official declaration from Washington, in an attempt to obtain all necessary information for an expeditious disposal to priority claimants, if any. Upon receipt of this declaration, it was determined that this property had been classified by War Assets Administration Non-Industrial Division, Washington, as "(Q7) Property, for Use on Site," and as such, there is no provision for a priority to the former owner. This information has been detailed to Mr. Tribus in our letter dated January 13, 1948, a copy of which is attached for your information.

We have been advised by the Reconstruction Finance Corporation that an application has been received from a group of veterans residing at Chilkoot Barracks, who wish to purchase this property for use as a small veteran-owned enterprise; and that the RFC will exercise its priority for acquisition and resell the property to this group of veterans.

We trust that the above will answer your query, but please feel free to call on us for any additional information.

Sincerely yours,

Donald R. Wilson
Regional Director

COPY

CDTV

WUC112

WKA81

WFF 98

RR UEP

FM UWE 89A DONALD R WILSON REGIONAL DIRECTOR WAR ASSETS ADMINISTRATION
BOX 2466 ANCHORAGE ALASKA 240325Z

TO E L BARTLETT ALASKA DELEGATE TO CONGRESS HOUSE OFFICE BUILDING
WASHINGTON DC

WAA GR 112

REURAD TWENTY ONE JANUARY PERTAINING AVAILABILITY HAINES TANK FAR AREA
TO BOARD OF NATIONAL MISSIONS PRESBYTERIAN CHURCH PD STUDY OF FILE AND
ASSOCIATED CORRESPONDENCE DISCLOSES CIRCUMSTANCES HAVE BROUGHT ABOUT
ESTABLISHMENT BY WAR ASSETS ADMINISTRATION NON INDUSTRIAL DIVISION CMA
THOMAS L PEYTON DIRECTOR CMA WASHINGTON D C CMA A CLASSIFICATION ON
PROPERTY THAT DOES NOT CREATE A PRIORITY ON TANK FAR AREA TO ORIGINAL
OWNER PD IN ADDITION WE ARE ADVISED CERTAIN VETERANS WHO ARE RESIDENTS
OF CHILKOOT VETERANS PROJECT ARE DESIROUS PURCHASING FACILITY TO OPERATE
AS VETERAN SMALL BUSINESS ENTERPRISE PD THESE VETERANS ARE ARRANGING FOR
PRIORITY THROUGH RECONSTRUCTION FINANCE CORPORATION PD LETTER CONTAINING
COMPLETE DETAILS IN MAIL TODAY PD

COPY

E. L. Bartlett
Delegate from Alaska

Secretary
Miss Mary Lee Council
Assistant Secretaries
Mrs. Margery Neil
Mrs. Roberta Dimond

CONGRESS OF THE UNITED STATES
House of Representatives
Washington, D. C.

January 29, 1948

Mr. Lucien H. Tribus
Legal Counsel
Board of National Missions of the Presbyterian
Church in the United States of America,
156 Fifth Avenue,
New York 10, New York



Dear Mr. Tribus:

In my letter of the 26th I said I was going to check with WAA to ascertain whether Mr. Wilson's statements were factually correct, namely, "it was determined that this property has been classified by War Assets Administration Non-Industrial Division, Washington, as '(07) Property, for Use on Site,' and as such, there is no provision for a priority to the former owner."

What Mr. Wilson said is true. Because the government made considerable improvements to the land, namely, erection of tanks to the tune of \$54,000, the property was classified as at present. As "Property, for Use on Site", veterans have no preference nor do former owners. The order of preference is: federal agencies, RFC for small business, state and local governments, non-profit institutions, and then everyone else having non-preference. I understand the Alaska office has been instructed to make an appraisal of the property and send the price in to Washington for approval. A fair value is then placed on the property and this price circulated to the preference holders. If the fair value cannot be obtained from the preference holders then sealed bids are sought from non-priority holders.

I suppose you know this whole process, but I thought it might be well to put it down. I still regret that such classification had to be made.

With best wishes, I am,

Sincerely yours,

E. L. Bartlett
Delegate

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N.Y.

February 17, 1948

FEB 18 1948

RE: Haines, Alaska

Miss Isabel Miller, Executive
Haines House
Haines, Alaska

My dear Miss Miller:

Since the writing of my letter of January 21st, 1948, concerning the southeast corner of the tract of land now owned by the Board, I have received from both Mr. Tribus and Miss Gladfelter copies of the letter you received from the Port Chilkoot Company.

In reviewing my above mentioned letter, I fear that I did not set forth sufficient information to enable you to clear up the controversy concerning the southeast corner. I am, therefore, enclosing a copy of the original patent granted to the Board of Home Missions by the United States. This is the earliest instrument in our files concerning title and property lines at Haines. I am also enclosing a copy of the deed made by The Board of Home Missions to the Board of National Missions in June 15, 1931. You will note that the description contained in this deed further defines and locates the southeast corner, which is referred to as Corner # 2 in the original patent. Since the making of this deed the only transactions contained in our files which might affect our property lines on or near this corner is the condemnation of the land known as the Tank Farm, by the United States Government in 1907. I note that I enclosed, in my letter of January 21st, a complete description of this parcel known as Tract A1. Said description being identical to that contained in the Order of Condemnation. The above mentioned instruments are the only ones contained in our files which may throw some light on this situation.

I would like to know where Mr. Heinmiller of Port Chilkoot Company got the description which he sets forth in his letter of January 20th, 1948. He merely quotes it as contained in his official files. Do you know if it is a description contained in a deed running to the Port Chilkoot Company? If so, who gave the deed? I note that Mr. Heinmiller's sketch does not coincide with the description he quoted. I trust that the enclosed instruments together with the description of Tract A 1, which you already have, will assist yourself and Mr. Lancaster in proving to all parties interested that the Board has good title to all of the southeast corner, which we purposed to own.

Sincerely yours,

JMS:mmn
enclosures

John M. Steinmuller
Legal Division

P.S. I still have on my desk your letter of July 19th, 1947 concerning the native lease situation, which was referred to me on September 4th, 1947 by Mr. Tribus. In my effort to clear up this matter, I have attempted to

Miss Isabel Miller, Executive

February 17, 1948

augment information contained in our files with the more up-to-date information contained in the files of the Unit of Educational and Medical Work. My last communication from the Unit of Education and Medical Work received January 26th, 1948 states that upon Miss Gladfelter's return to her office this matter will be called to her immediate attention. I trust that this matter will be cleared up in the near future.

J.M.S.

mm

From a letter from Miss Miller dated April 19, 1948

I learned yesterday, as you probably already know, that the Tank Farm has been withdrawn from Surplus Property and taken back by the Army. Do you know if that is also true of the Warehouse Area? In view of this definite action, and the new survey, I hope that a more satisfactory arrangement can now be made with Mr. Nelson and Mr. Oslund and the land they are leasing.

From a letter from Miss Gladfelter to Miss Miller dated April 23, 1948

We had heard that the Tank Farm has been withdrawn from Surplus Property and taken back by the Army but have had no word about the Warehouse Area. Relative to Mr. Nelson's triangle, I am hoping personally that we can clear this up in the June Board meeting though I did not go quite so far in writing him, as you saw from the copy of a letter sent you recently.

May 21, 1948

Telephone information from Mr. Tribus re: letter of May 18, 1948 from Mrs. Ruth Bronson, Secretary, National Congress of American Indians, Washington, D.C.:

"I think it would be well to check with the Congressional Committee on Unamerican Activities before they have further dealings with these people."

Mr. Tribus reports further that he phoned Delegate Bartlett in Washington about these two attorneys from the NCAI, and he would not tell Mr. Tribus too much over the telephone but to warn him to be very careful what he says in talking with them. While Mr. T. was speaking to Mr. Bartlett, these two women phoned and asked if they could come in to see Mr. T. at 6:00 P.M. tonight, tomorrow morning (Sat), or Monday morning at 7:00 A.M. Mr. T. could not see them but was willing to confer with them at 9:30 on Monday morning but they would be on their way back to Washington, D.C. You will be interested to know that they were delivering a lecture up at City College this afternoon. Mr. T. told them that he was planning to go to Haines personally in a few months, and that our Board would always treat the people in Alaska in a very Christian way, and he was referring the matter to you who would be in Alaska next month. He said he gave it to them straight. Delegate Bartlett intimated to Mr. T. that he would be glad to talk freely with him should he be in Washington any time about this matter. He thinks Mrs. Bronson is a sincere and earnest woman, but she is an Indian!!

FK

7-1-1948
COPY for
Miss Gladfelter

Board of National Missions
of the Presbyterian Church in the
United States of America

156 Fifth Avenue, New York 10, N. Y.

June 2, 1948

Mrs. Ruth M. Bronson, Secretary
National Congress of American Indians
1426 35th Street, N.W.
Washington 7, D.C.

Dear Mrs. Bronson:

Thank you for your letter of May 18th regarding the housing situation at Haines. I had not seen your previous letter so was not able to answer it.

I have no official responsibility for the situation at Haines but you may be sure I have been following with a sympathetic interest the events in relation to the use of the Board's property there. It is the purpose of the Board in clearing the property to recognize every right which any Native may have and I shall insist that that purpose be fulfilled.

Thank you for sending me a copy of the S.J.Res. 162. It doesn't solve Alaska's problem! I shall make a contact with some of the Committee members.

Cordially yours,

JEJ:FK

J. Earl Jackman, Secretary
Unit of Work in Alaska

Dictated by Dr. Jackman
through letter from field,
and signed in his absence.

Handwritten: Haines

Haines House

Haines, Alaska

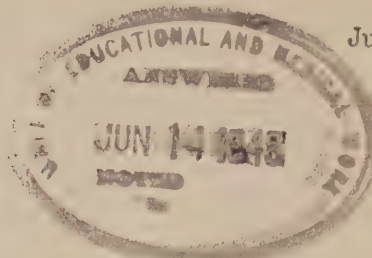
Owned and operated by

Board of National Missions
of the

Presbyterian Church in the United States of America

Handwritten: 100
Handwritten: 5
Isabel Miller, Executive

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.



June 11, 1948

My dear Miss Gladfelter:

Miss Fisher forwarded your letters about Mr. Tribus' plans to come and not to come to me in Seattle, and I was, of course, distressed about the latter decision and dreaded to come home to face everyone here in Haines. I had a few minutes to discuss problems here with Dr. Jackman while I was still down there when he questioned me as to why and what of all the disturbance that is being caused by us in our effort to clear our land of extinct Native leases. You doubtless know that the matter has been even brought to the attention of Dr. LaRoe in Washington, and I understand that two lawyers called at the offices in New York about it. I reviewed the Brown-Warren case for him, and a little of the Night difficulties. I also gave him the copy of your correspondence summary to Mr. Tribus, so he would know a little of how we stodd in relation to the town. I asked that he discuss the Native lease problem with Mr. Wanamaker on his way here since the Wanamakers are to follow Mr. Peck at Klukwan, but he did not have an opportunity when he was on the way here, but still promises to do it.

I was glad to find the letter from Mr. Tribus here where I got back on the 7th. I took it to Mr. Powell, the mayor, so he could tell both the Council and the Chamber of Commerce. I also asked if he would have time to drive Dr. Jackman, Dr. Baldwin, Dr. Sherwin and me to Klukwan on Wednesday in order to talk with them en route. He did that, and thus was able to talk with Dr. Jackman going up and Dr. Baldwin coming back. While Mr. Powell realizes that none of these have any authority as far as decisions are concerned, he was glad to be able to discuss the situation with them. Dr. Baldwin felt that we should lease rather than sell for business purposes, but Mr. Powell, Dr. Jackman and I all strongly disagreed with that idea.

After we came back from Klukwan Dr. Sherwin, Dr. Baldwin and I walked around the town a little, and they took note of the empty spaces. Then we went to Mr. Barnett, the retired transportation agent here, or rather I did, to ask for an estimate on the value of the land which Mr. Oslund wishes to buy, that is, the land which he is now leasing. Mr. Barnett has been here for many years and has a good reputation as a business man, and no connection financially, that I know about, with the Oslund business. His judgement is that a piece of land like that which is separate from the rest of our land has little use value to us and little sale value to anyone except to someone like Mr. Oslund who has buildings on it. He feels that \$400 or \$500 would be a fair offer and if we were getting more than that, we were fortunate.

I was glad to see that there is hope of settling the Oslund question and also of getting a grant for the half block for the school at the June meeting. I cannot say how strongly I hope so.

Very sincerely yours,

Handwritten: Isabel Miller
Isabel Miller

June 16, 1948

MEMORANDUM

TO DR. MORSE
FROM Miss Gladfelter

I am very much disturbed to discover that Mr. Tribus is not going to Alaska this summer as I thought when I left the office the middle of May. While we appreciate the reasons for the postponement of his trip, two matters in particular have been hanging fire in Haines on which we have been very eager to secure Board action this June. I had hoped to have Mr. Tribus look into these early this month and get back word to us but since this is now out of the question, I am wondering whether you would be willing to present the attached actions to the Board.

Sale of Property

Mr. Nelson who has been leasing for several years the triangle which he wishes to buy, is a good friend of Haines House. If he can buy the land he will improve it and thereby pay additional taxes to the community. This is an important item since the town is practically insolvent and has been very conscious this past year that part of its difficult financial situation is due to the local share of the cost of maintaining the Haines House children in the public school.

A local opinion by a competent business man is that we would be lucky to get \$400 or \$500 for the triangle in question. \$1,000 would, therefore, seem to be a more than fair price which would not set any embarrassing precedent for the sale of property later on.

Deeding of Additional Land for the Public School

In order to accommodate the Haines House children last fall, the town moved to the public school a small wooden building formerly at the Alaska Native School. There was no room on the original school lot for this school building and so it was placed without our knowledge on adjoining land. Both school and playground facilities in Haines are inadequate and the community should make provision in the near future for expansion. In the meantime, they would like to have possession of the lot on which the little frame building has been placed and to develop part of this property for recreational purposes. I feel personally that the city should have this property and agree with Miss Miller and Mr. Fox that to deed it now would have real psychological value.

You may be wondering why the above items cannot wait until Mr. Tribus goes to Alaska in October. The question is one of timing. We first hoped that the Advance Program Committee could go to Alaska last fall. Then we hoped that Mr. Tribus could go in the spring or early summer. These postponements, while unavoidable, have created a feeling of frustration locally and I believe that if the Board would take now the actions recommended, the atmosphere would be cleared and that Mr. Tribus' task of studying the whole future use of our property would be simplified.

REG:ebm
Atts.

Katharine E. Gladfelter

Dr. Morse
Miss Gladfelter

June 21, 1948

To answer the question in your memo of June 21 relative to the Haines House actions, it is deliberate and not coincidental that the tracts of land in two of the actions are each approximately 1.07 acres. We are simply proposing to give the town a second tract identical in size and shape with the one that was deeded originally some years ago.

Katharine E. Gladfelter

KRG:ebm

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

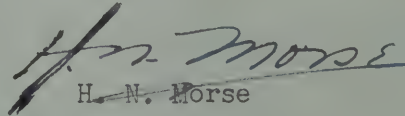
TO
FROM
RE:

Miss Gladfelter
Dr. Morse

DATE June 21, 1948

Unless Mr. Tribus sees some difficulty I am willing to present to the Executive Committee the three proposed actions concerning Haines. Is it just a coincidence that the tract of land mentioned in two of these actions is in each case approximately 1.07 acres.

I will clear with Mr. Tribus and let you know if he has any objection.


H. N. Morse

HNM:R

573
75
Mr. Tribus
Miss Gladfelter

Prof
Haines
June 23, 1948

Tank Farm
I have just been checking on the ~~tract farms~~ (tract A-1) at Haines and find that Miss Miller wrote us as follows on April 19:

"I learned yesterday as you probably already know that the Tank Farm has been withdrawn from surplus property and taken back by the Army. Do you know if that is also true of the warehouse area? In view of this definite action and the new survey, I hope that a more satisfactory arrangement can now be made with Mr. Oslund and Mr. Nelson about the land they are now leasing."

When I replied to Miss Miller on April 23 I wrote, "We had heard that the Tank Farm has been withdrawn from surplus property and taken back by the Army but have had no word about the warehouse area."

I have not been able to find out so far the source from which word of the government action had reached us before I heard from Miss Miller. Our records here, however, seem to indicate that we sent you word of the action in May when we provided a complete file of correspondence relative to the Haines House property.

KFG:ebm

Katharine E. Gladfelter

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June 24, 1948

VIA AIR MAIL

My dear Mayor Powell:

Dr. Jackman has just mentioned on his return from Alaska that you evidently did not know that the Board had approved just about a year ago the request from the Town Council for a right of way across our property for the extension of Third Avenue from Main Street to the Haines Cut-Off Road. Miss Voss, then the Secretary of this Unit, wrote Mr. King about the Board's action on June 13, 1947. Dr. Jackman and I both feel that you should have a copy of this letter and I am, therefore, enclosing one.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Unit of Educational
and Medical Work

Honorable Ira M. Powell
Mayor of the Town of Haines
Haines, Alaska
KEG:ebm

June 24, 1948
Mr. Powell

P.S. - The Board's action does not prejudice later consideration of the verbal suggestion made to Dr. Jackman on his recent visit in Haines that additional land be deeded to the town for school purposes. This question may be taken up with Mr. Tribus in the Fall for report to the Board in connection with his study of the entire property situation.

KRG

June 24, 1948

My dear Miss Miller:

The Board of National Missions at its meeting on June 24, approved the following repair grant for Haines House:

Survey - \$500.00

This amount will take care of the bill for \$90. which you sent in in January and which was charged temporarily to your Maintenance Account and also the bill of \$400. which was charged in April to Suspense.

You will want to note that your Maintenance Account will be automatically reimbursed by this \$90. There will be \$10. left in the account which can apply on the cost of posts if needed. Please let us know if there will be any additional charge.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Unit of Educational
and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska
FMG:lhc

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO
FROM

DATE May 6, 1948

RE: Haines House Surveying

Bills submitted:

			<u>Amount</u>	<u>Charge</u>
January, 1948	-	Mr. Muncaster - Surveying of southern boundary line	- \$90	Maintenance (temporarily)
April 16, 1948	-	" " - Surveying tracts A-1, A-2, surveying Improvements, making maps, etc.	\$400	Suspense

P. H. H. H.
Haines

June 24, 1943

My dear Mr. Powell:

I am happy to write you that on the recommendation of this Unit, the Board of National Missions considered at its meeting today our correspondence of recent months with the Town Council of Haines relative to the public school property. As a result of this discussion, the following actions were taken:

1. To deed to the town, for use for school purposes, a tract of approximately one acre adjoining the present school tract and fronting on Main Street.

This is the tract on which the vocational building was erected last Fall. It lies between Main Street and Fourth Avenue, if extended, with the back boundary in line with that of the present school property.

2. To give a new deed to the Town of Haines for the original tract of approximately one acre on which the present school building is located.

We have understood for some time that the original deed to this property has been lost and were informed by Miss Miller in a letter dated January 13 that a petition would be received from the Town Council, on the basis of the survey made by Mr. Hancaster of this property, for a new deed. Such a petition has not been received but it seemed advisable when the Board was asked to consider deeding additional land for school use to request permission to issue a new deed.

Mr. Tribus, General Counsel of the Board, who handles all property matters, will write you in the near future about the carrying out of the board's actions. In the meantime, we are very much pleased that the Board, without waiting for Mr. Tribus' promised visit to Haines this coming Fall, has given the Town of Haines possession of additional land for school use.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Unit of
Educational and Medical Work

Hon. Ira M. Powell
Mayor of the Town of Haines
Haines, Alaska

EEG:ah

10
Mr. Tribus
Miss Gladfelter

June 25, 1948

Attached is a copy of my letter to Mr. Powell, Mayor of Haines, relative to the property which the Board approved deeding for school purposes at its meeting on June 24.

If you will refer to the letter of January 10 from Miss Carson, City Clerk, you will see that the town had had a survey made of the larger tract they were then requesting, 4.9 acres. They might, therefore, be willing to have one made of the tract we are not prepared to deed.

Katharine E. Gladfelter

KEG:ebm
Att.

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P. 145
Haines
June 30, 1948

MEMORANDUM

TO : MR. TRIBUS
FROM : Miss Gladfelter

Attached is a carbon of a letter to Miss Miller embodying the results of a conference between Dr. Jackman, Mr. Steinmuller and myself this morning. I am also attaching a letter to you from Miss Miller which was enclosed in one to this office and which follows up her telegram to you of last Thursday.

In our conference this morning, Dr. Jackman reported the desire of Mr. Powell, the new mayor of Haines, to have help from this Board in working out a suitable zoning ordinance. The need for such an ordinance was mentioned in my memo to you of May 18 where you will find it listed as one of the major problems for study on your visit to Haines.

Dr. Jackman suggested ~~this morning~~ that it would save time on your visit if suggestions for a zoning ordinance could be worked out and sent Mr. Powell in advance for consideration by the Town Council. This seems a wise move and one which we feel sure will be appreciated by the Council inasmuch as they have several times expressed a desire for the Board's help.

Would it be possible to work out for conference with Dr. Jackman and me before August 1 some tentative suggestions as to what a zoning ordinance might cover? It would seem a good idea to have a meeting of minds here before any suggestions are made to the powers that be in Haines.

Katharine E. Gladfelter

KRG:ebm
Att. 2

64-1
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2-10
July 6, 1948

VIA AIR MAIL

My dear Miss Miller:

To answer the question in your letter of June 26 about an up-to-date appraisal of the Haines House land, we think your suggestion that this be done by the same outside appraiser who will be hired to appraise all taxable property if the formation of an independent school district is approved, is a very good one.

We shall therefore expect you to send in the report on the buildings and their contents with the note that the figure for the land will come later.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Unit of Educational
and Medical Work

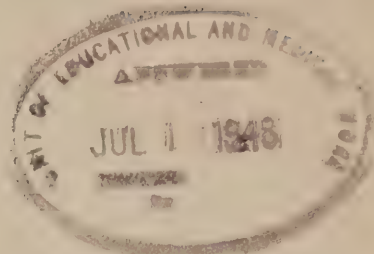
Miss Isabel Miller
Haines House
Haines, Alaska
KEG:ebm

Haines House
Haines, Alaska
Owned and operated by
Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

June 26, 1948

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.



My dear Miss Gladfelter:

I have been working on the Building and Property Appraisal Report and I note that our land has not been appraised for some time, at least not since before 1945.

My feeling is that it would be good to have it done by someone outside of Haines this time. However, Mr. B.A. Barnett, who, I note, did it while Miss Lawrence was here, is available and would I think be willing to do it again if you wish it done immediately. This would be my suggestion that we try to arrange for our appraisal as follows: On July 12th the town and the surrounding community are to vote on the formation of an independent school district, and if that goes through, it will be necessary to have an appraiser hired, probably from Juneau, to appraise all taxable property, and I would like permission to investigate the hiring of the same appraiser to do our work at the same time. That part of the school district business may be delayed for some time and in that case Mr. Tribus could make the decision as to our appraisal when he comes, but since my report is due in your office by July 15th, I shall need your permission now to leave that part of it until later. The rest of the report on buildings and their contents will be in on time, I trust.

Very sincerely yours,

Isabel Miller

Isabel Miller

INTER-OFFICE CORRESPONDENCE
BOARD OF NATIONAL MISSIONS

TO Miss Gladfelter
FROM Dr. J. Earl Jackman
RE: Haines, Alaska property

DATE July 1, 1948

We are forwarding to you the attached correspondence concerning the matter of leases in Haines. In my reply, I attempted to give assurance that we would do the right thing in relation to the Native people without giving Mrs. Bronson any more information than necessary.

J. E. Jackman
J. Earl Jackman, Secretary
Unit of Work in Alaska

JEJ:FK

Att; April 25th letter to Dr. Jackman from Mrs. Bronson
May 18th " " " " " " "
May 21st memo to Mr. Tribus from Unit of Work in Alaska
" " telephone inf. from Mr. Tribus to " " " " "
June 2nd reply to Mrs. Bronson from Dr. Jackman

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PWP
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September 3, 1948

My dear Miss Miller:

In studying the 1949 requisitions, I have just seen your letter of August 10 relative to the water rent at Haines House.

In view of the situation you have outlined, we agree with you that the new rate of \$25 monthly seems fairer than the present rate of \$10 a month. We, therefore, approve the \$25 rate to go into effect on whatever date you agree on with the Council.

We hope that the increase need not come before January 1, 1949 since it is not provided for in your current appropriation.

Very sincerely yours,

Katharine E. Gladfelt er
Secretary, Unit of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

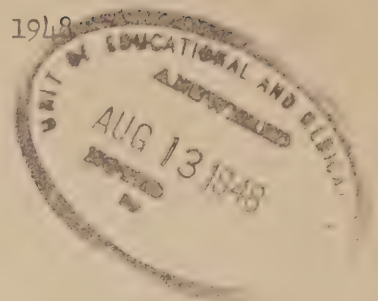
KEG:ah

Haines House
Haines, Alaska
Owned and operated by
Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

August 10, 1948

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.



My dear Miss Gladfelter:

I am enclosing a copy of the letter we received from the City Council regarding our water rent. Since you may wonder about it, I shall offer a little explanation.

There has been dissatisfaction for some time about the amount we paid for water rent, and talk of putting in a meter here in an effort to collect more. I found out that we were paying (\$10.00) the same as the Sheldons and others in town who rent rooms, and it did seem that with our two big buildings, our laundry, dairy, and the Nowell's house that we were getting more than twice as much water, especially since our buildings are on lower ground than the rest of the town so that we have water all the year while a good many go without when the supply is low. I discussed the question with the members of the Alaska Committee who were here and they felt that since we do not pay taxes and do use a lot of water that we should be willing to pay more water rent. After some discussion with Mr. Powell, the Mayor, \$25.00 a month was agreed upon. My understanding is that this will begin with 1949, but I have not yet checked that with the Council.

I hope that you, too, will feel that this is a just arrangement.

Very sincerely yours,

Isabel Miller

Isabel Miller

HAINES COMMON COUNCIL

Haines, Alaska

August 4, 1948

Miss Isabel Miller
Haines House Mission
Haines Alaska

Dear Miss Miller:

At the regular meeting of the Common Council of Haines on August 3rd. Mayor Powell told the council that in view of the fact that the city was intending to install a meter on the water line to the Haines House so that the water rate might be properly adjusted you had told Mayor Powell that you were quite sure that the Board of Missions would approve of a flat rate of \$25.00 per month if you might include the matter in your budget for the coming year.

The council discussed the matter and decided that the \$25.00 per month flat rate for water service was acceptable to the city. In case you need this amount could be divided into \$10.00 for each of the Haines House buildings, \$3.00 for the barn and \$2.00 for the farmers residence.

Very truly yours,

Clara Carson
Clara Carson, City Clerk

C - O - P - Y

Haines House

Haines, Alaska

Owned and operated by

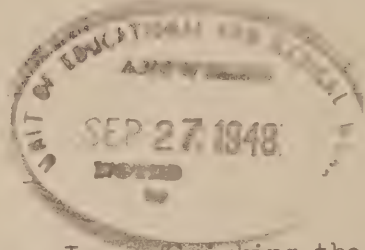
Board of National Missions
of the

Presbyterian Church in the United States of America

Isabel Miller, Executive

September 23, 1948

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.



My dear Miss Gladfelter:

Just as I was finishing the letter about the Independent School District, Mr. Felix Toner walked in to talk about the assessment of our land.

He is through with the town and surrounding property now, and will have to return to Juneau, but he has to be up here again on the 14th and 15th of October and can do our land then. Part of his work then will be an estimate for the town of the cost of the extension of third avenue to the Highway and then on to the Post line as requested by Mr. Forest Young and drawn on our maps by Mr. Muncaster. In view of all this, I hope Mr. Tribus can delay his visit until the 14th of October or later so that he can be here at the same time as Mr. Toner, or at least after our land has been assessed. As I mentioned in the other letter they are using a 1944 base for the town, but he will give us the current values.

They work by the day or hour rather than by a bid, Mr. Toner getting \$35.00 a day for his work and his helpers less. I asked for an estimate to send you, and he said his rough guess would be about \$125.00, but after that I gave him Mr. Muncaster's maps and when he saw the detail they covered, his remarks made me think that they may cut his time and the cost down some. I hope we will be able to have the assessment made as was agreed earlier in the summer and that Mr. Tribus can make use of it when he comes.

I hope you will contact Mr. Tribus on the matter.

Very sincerely yours,

Isabel Miller
Isabel Miller

254
12-18
Mr. Tribus

Katharine E. Gladfelter

10-4
October 4, 1948

Did I notice in the carbon of a recent letter to Mr. Yaw which you sent us that your trip to Alaska has been postponed until late in the Spring of 1949? If so, this will be a bitter blow to Miss Miller as you can see from the attached letters.

Please return these with any comments. We shall authorize Miss Miller to go ahead with the assessment.

Katharine E. Gladfelter
Secretary, Unit of Educational
and Medical Work

KEG:lhc
Attached.

100-64
10/14/48
PMB
Haines
October 7, 1948

My dear Miss Miller:

Mr. Tribus promised faithfully when I saw him briefly on Monday before he left for a hurried Southern trip in connection with some property matters, that he would write you to break the news himself of another postponement of his promised trip to Alaska. I was very much concerned when I learned that he cannot go until Spring as I told him that I think this leaves you holding the bag. He explained however, that the postponement is not of his choice and that until the Treasury completes taking over mortgages which were formerly serviced by a commercial agency, he cannot be away from the office as long as a trip to Alaska would necessitate.

When Mr. Mowry, the building consultant on the Treasury's staff whom this Unit has been using the last two or three years, was here in August we talked with him about a trip to Alaska late this Fall. We have not discussed schedules since then but Mr. Yaw is eager to go over the Master Plan with him and we are still hopeful that Mr. Mowry can make the trip. If he does go, his judgment on some of the property questions at Haines would be valuable as he has had considerable experience along this line.

In the meantime, we are glad to know that Mr. Toner will be back in Haines around the middle of October and can work out the assessment for our land at that time. It will be fine if Mr. Muncaster's maps will be helpful and so reduce both the time and cost.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department
of Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

KEG:ah

*Ms
no answer
letter void
in mail*

Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the

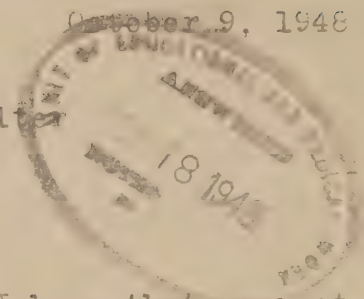
Presbyterian Church in the United States of America

Isabel Miller, Executive

October 9, 1948

*MS
10/10/48*

Miss Katharine M. Gladfelter
125 Fifth Avenue
New York 10, N. Y.



My dear Miss Gladfelter:

I hope that you got my letter of September 23rd about the proposed assessment of our land, with its probable cost of \$125.00. Since you have not answered to the contrary, I shall ask Mr. Foner to go ahead with the work when he comes next Tuesday.

I am still waiting to hear more about the visit of Mr. Tribus, too. I have been asked to be part of the Presbyterian tour which is beginning today and lasting until the 25th, covering chiefly the more isolated towns in south western section. As secretary of missionary education, I would like to participate at least part of the time, but, of course cannot get away until after Mr. Foner and Mr. Tribus have been here. Delestate Bartlett was here yesterday and asked if Mr. Tribus had been to Alaska yet, and I told him that was a sore point with me, but if he saw him any place to hurry him up.

Very sincerely yours,

Isabel Miller

Isabel Miller

FELIX J. TONER

Registered Engineer
Mining & Civil Engineering Service
Box 500
Juneau, Alaska

October 24, 1948

Miss Isabel Miller, Supervisor
Haines House
Haines, Alaska

Dear Miss Miller:

The work of appraising the Haines House is completed and the following amounts are those at which we have arrived as a result:

Item	Replacement Cost	Replacement Cost less Dep. & Obsol.	Appraised Value
1. Administration Bldg.	\$ 60,000.00	\$ 18,000.00	\$ 18,000.00
2. Wheeler Hall	50,000.00	25,000.00	25,000.00
3. Tool and Storage Shed	2,000.00	1,000.00	1,000.00
4. Recreation Bldg.	3,200.00	2,000.00	2,000.00
5. Rabbit & Chicken House also Greenhouse	500.00	250.00	250.00
6. Barn and Garage	5,940.00	2,970.00	2,970.00
7. Silo	700.00	400.00	400.00
8. Garage	840.00	460.00	460.00
9. Slaughter House			50.00
10. Farmer's Cottage	7,050.00	4,200.00	4,200.00
	<u>\$130,230.00</u>	<u>\$ 54,280.00</u>	<u>\$ 54,330.00</u>

~~Personal Property Inventory~~ *Appraised*
Building Valuation of Personal Property
Located Therein

1. Administration Building	\$	8,875.00
2. Wheeler Hall		6,260.00
3. Recreation Building		100.00
4. Farmer's Cottage		706.00
5. Barn and Farm Equipment		3,900.00
6. Recreation Equipment		600.00
7. Livestock		3,650.00
	\$	<u>24,091.00</u>

Land Valuation

7.00 Acres	Waterfront @ \$3,000 per acre	\$ 21,000.00
3.00 "	Campus, etc. @ \$1,500 per acre	4,500.00
16.15 "	Cultivated & Pasture @ \$1,000 per acre	16,150.00
1.25 "	Adj. to Haines Business District @ \$4,350 per acre	5,440.00
2.60 "	Residential Land along Main Street @ \$2,600 per acre	6,780.00
<u>202.23</u> "	R.O.W. Land @ \$100 per acre	<u>20,220.00</u>
232.23		\$ <u>74,090.00</u>

Miss Miller, Haines House, 10/24/48 - 2

<u>Deducted Acreage:</u>	1.07 Haines School Plot
	25.59 Sold for Government & Commercial Purposes
	7.65 Road Right of Ways
	<u>34.31 Acres</u>

As you will note we have provided the present day replacement cost and also the present day depreciated value for all the structures appraised. From observation of your report it seems that the replacement cost as of this date is the figure that is filed on your report. The depreciated value represents, in our opinion, the actual cash worth of the building today.

The personal property amounts have been arrived at by removing from your inventory the amounts which are charged against the buildings. The land valuations are based upon the schedule used for valuating property in Haines proper during the recent appraisal we made there. The basis for this schedule was determined by the most recent sale data we were able to obtain on lots in and about Haines.

If there are any further questions to be answered please write and we shall be glad to explain as best we can. Your maps and reports, etc. are enclosed. Sorry that there has been somewhat of a delay on our part in getting this data to you.

Very truly yours,

FJT:mt
Enc. Map & Reports
Statement

(signed) Felix J. Toner

FELIX J. TONER

Registered Engineer
Mining & Civil Engineering Service
Box 500
Juneau, Alaska

October 24, 1948

Miss Isabel Miller, Supervisor
Haines House
Haines, Alaska

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	<u>\$130,230.00</u>	<u>\$ 54,280.00</u>	<u>\$ 54,330.00</u>

Building Personal Property Inventory
Valuation of (Board-owned Equipment)
Personal Property Located therein

1. Administration Building	\$	8,875.00
2. Wheeler Hall		6,260.00
3. Recreation Building		100.00
4. Farmer's Cottage		706.00
5. Barn and Farm Equipment		3,900.00
6. Recreation Equipment		600.00
7. Livestock		3,650.00
	\$	<u>24,091.00</u>

<u>Land Valuation</u>		
7.00 Acres	Waterfront @ \$3,000 per acre	\$ 21,000.00
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<u>Deducted Acreage :</u>	1.07 Haines School Plot
	25.59 Sold for Government & Commerical Purposes
	<u>7.65 Road Right of Ways</u>
	34.31 Acres

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The personal property amounts have been arrived at by removing from your inventory the amounts which are charged against the buildings. The land valuations are based upon the schedule used for valuating property in Haines proper during the recent appraisal we made there. The basis for this schedule was determined by the most recent sale data we were able to obtain on lots in and about Haines.

If there are any further questions to be answered please write and we shall be glad to explain as best we can. Your maps and reports, etc. are enclosed. Sorry that there has been somewhat of a delay on our part in getting this data to you.

Very truly yours,

FJT:mt

Enc. Map & Reports
Statement

(signed) Felix J. Toner

105
AIR MAIL
REGISTERED

October 28, 1948

Re: Haines, Alaska

Haines Common Council
Haines,
Alaska

Gentlemen:

I am enclosing herewith the following two deeds to the Town
of Haines:

Deed made by Board of Home Missions, dated October 26,
1948, conveying a plot of land on the south side of Main
Street, being 150 feet wide and 300 feet deep, which plot
is now occupied by a school building;

Deed made by Board of National Missions, dated October 27,
1948, conveying that parcel of land lying between the above
mentioned parcel and the easterly line of Fourth Avenue as
produced to the south.

We regret the delay in the delivery of these deeds. On examina-
tion of our files we learn that the Board of Home Missions originally conveyed
the school building site to the Town of Haines and thereafter conveyed its
remaining interest in Haines to the Board of National Missions. It was therefore
necessary for us to prepare the deed for execution by Board of Home Missions.

If you should have any objections or corrections to make with
regard to either of these deeds, kindly communicate with us before putting
these deeds on record.

Yours very truly,

John M. Steinmuller
Legal Division

JMS/AMM
encs.

cc Miss Gladfelter



Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the

Presbyterian Church in the United States of America

Isabel Miller, Executive

October 28, 1948

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

I am enclosing a copy of the appraisal of our Haines House property which came from Mr. Felix Toner yesterday.

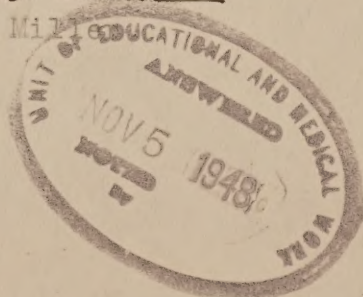
The cost of the appraisal, instead of being \$135.00 as he estimated, was \$75.00. I have paid that from our Juneau account and will send it in as a Paid Bill, but to what do I charge it?

I think you will be as interested as I am to see these valuations of the different parts of our land. I asked Mr. Toner in my letter this morning to indicate their locations on one of our maps, since I was not just sure how the land along the Highway back of the plot sold to Oslund was valued.

Very sincerely yours,

Isabel Miller

Isabel Miller



3 3044
78
Prop
Haines
Dictated 11/5/48

November 9, 1948

My dear Miss Miller:

Your letter of October 28th has arrived just as I am about to leave the office for our National Staff meeting in Albuquerque. I have been able to give it only a hasty glance but am exceedingly interested, as you knew I would be, to see the valuations placed on our land. It will be very helpful to have these for reference in the decisions which must be made in the near future.

If you will lend us your copy of the map on which Mr. Toner is to locate the various tracts listed under Land Valuation, we will make a tracing on one of the copies here and return yours.

When you send in the paid bill for Mr. Toner mark it "charge to Haines Property Condemnation Account". It is perfectly legitimate to charge a property expense against this particular fund.

Very sincerely yours,

Katharine E. Gladfelter,
Secretary, Department of
Educational and Medical Work

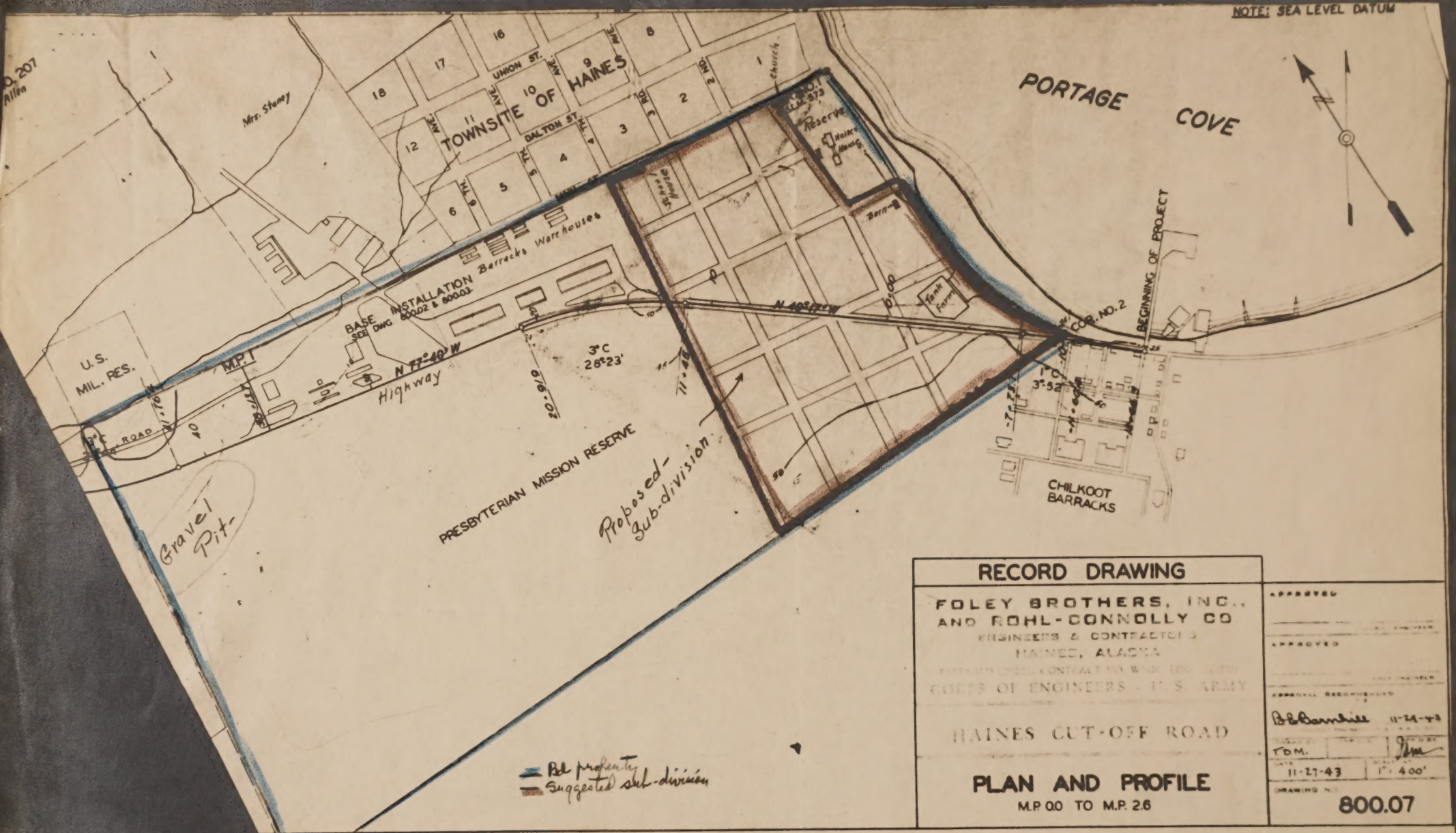
Miss Isabel Miller
Haines House
Haines, Alaska

KEG:ah

Dictated by Miss Gladfelter but signed in her absence.

NOTE: SEA LEVEL DATUM

10.207
Allen



RECORD DRAWING

FOLEY BROTHERS, INC.,
AND ROHL-CONNOLLY CO.
ENGINEERS & CONTRACTORS
HAINEES, ALASKA

FORWARD UNDER CONTRACT TO THE
CORPS OF ENGINEERS - U.S. ARMY

HAINES CUT-OFF ROAD

PLAN AND PROFILE

M.P. 00 TO M.P. 26

APPROVED

APPROVED

APPROVAL RECOMMENDED

R. B. Connolly 11-27-43

DATE

11-27-43

DRAWING NO.

800.07